



3 September 2019

Our Reference: SYD13/00195/03 (A28918338)
Department's Ref: MOD 6 for MP07_0166 & MOD 7 for MP10_0070

Director – Regional Assessments
Department of Planning, Industry & Environment
GPO Box 39
SYDNEY, NSW 2001

Attention: Michelle Niles

Dear Sir/Madam,

**PROPOSED MODIFICATION FOR MP 07_0166 MOD 6 & MP 10_0070 MOD 7 CONCERNING
ROAD WORKS FOR WAHROONGA ESTATE DEVELOPMENT
161-163, 185A FOX VALLEY ROAD, WAHROONGA**

Reference is made to Department's correspondence dated 15 August 2019, regarding the abovementioned modification application which was referred to Roads and Maritime Services (Roads and Maritime) to review and comment.

Roads and Maritime has reviewed the submitted information and provides the following comments for Department's consideration:

MOD 6 to Major Project Concept Approval MP07_0166: Condition B7 – Agency road requirements:

Condition No. B7: 1) a) the road upgrade works to be undertaken by the Proponent, include:

- I. *Upgrade to the Main Hospital Entry intersection – prior to Occupation Certificate for Stage 1A Hospital.*
RMS Comments: Roads and Maritime agrees with this condition.
- II. *Upgrade of the intersection of The Comenarra Parkway and Fox Valley Road to be completed by mid-2020.*
RMS Comments: Roads and Maritime agrees with this condition.
- III. *New signalised intersection between Fox Valley Road and the Wahroonga School – to physically commence within 12 months of the Occupation certificate for Stage 3 and prior to Occupation Certificate for Stage 6 (senior school) of SSD 5535.*

RMS Comments: Roads and Maritime request Department to amend the above Condition No. (iii) that the signalised intersection at Fox Valley Road and new school access road shall be operational by the end of June 2020.

- IV. *Two southbound travel lanes along Fox Valley Road from Pacific Highway to the development site, including reconstruction (or upgrade to a signalised intersection) of the existing roundabout at Fox valley Road /Ada Avenue intersection and the Fox Valley Road/ Lucinda Avenue intersection – prior to Occupation Certificate for the Shannon Building (Stage 3 of MP10_0070 issued for Staged Alterations and Additions to Sydney Adventist Hospital).*

RMS Comments: Roads and Maritime advice that installation of a traffic control signal (TCS) relies on general warrants in accordance with Roads and Maritime requirements for *Traffic Signal Design – Section 2 Warrants*. It must be emphasised that these are a guide only. If the site satisfies the warrants, it does not necessarily mean that a traffic control light is the best solution. All traffic data should be analysed and alternative treatments be considered to determine the optimum solution. In addition, installation of any new traffic signal would require consent from the Roads and Maritime in accordance with Section 87 of the *Roads Act 1993*.

Condition No. B7: 1) b) the monetary contributions to be provided by the Proponent include:

- I. *A monetary contribution to RMS towards the upgrading the Pacific Highway and Fox Valley Road intersection, comprising an amount of \$309,833 (subject to indexation from the base date 1 July 2012 consistent with the Bureau of Transport and Communications Economics Road Construction and Maintenance Price Index); and*
- II. *A monetary contribution to RMS in the amount of \$670,000 (subject to indexation from the base date 1 July 2012 consistent with the Bureau of Transport and Communications Economics Road Construction and Maintenance Price Index) toward the upgrade of the Pacific Highway and Fox valley Road intersection in lieu of upgrading The Comenarra Parkway and Kissing Point Road intersection.*

The monetary contributions are to be paid to the RMS by 31 August 2019.”

RMS Comments: Roads and Maritime have no objection to the above proposed changes.

MOD 7 Major Project Approval MP10_0070: E1 Transport and Access:

Prior to issue Occupation Certificate road upgrade works relative to the stages of the hospital development as outlines in the Accessibility of Transport, Traffic and Parking Implications, prepared Transport and Traffic Planning Associates and dated July 2010 shall be undertaken. These works include:

Stage 1:

- (a) Initial upgrade at The Comenarra Parkway / Fox valley Road intersection.
- (b) Install No Parking along Fox Valley Road in accordance with the requirements of the Ku-ring-gai Traffic Committee and Council.

Stage 2:

- (a) Upgrade the hospital access intersection with an additional egress land (LT slip lane).

Stage 3:

- (a) Ultimate upgrade at The Comenarra Parkway/ Fox Valley Road intersection.
- (b) Upgrade scheme at Pacific Highway/ Fox Valley Road intersection.

Under this modification it has been proposed to fully remove above conditions noting that some works already been implemented (e.g.; the main hospital entry intersection was completed to align with the occupation of Stage 1A and 2 of the hospital redevelopment.

RMS Comments: Roads and Maritime does not support to fully remove this condition as it would fully remove proponent's obligation to undertake required road upgrade works. Roads and Maritime would not object to change these conditions with a definite timeframe for delivery rather than fully remove them, which would ensure that all necessary road works are undertaken.

Any inquiries in relation to this development application can be directed to Ahsanul Amin, on 0427 941 329 or e-mail at development.sydney@rms.nsw.gov.au.

Yours sincerely,



Pahee Rathan
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North West Precinct